

MADERA COUNTY ECONOMIC FORECAST

Madera County is located in the heart of the San Joaquin Valley, northwest of Fresno County. Madera County has a population of 147,200 people and 45,400 wage and salary jobs. The per capita income in Madera County is \$23,048, and the average salary per worker is \$36,510.

Employment growth in Northern California was strong in 2006, compared to the previous five years. However, employment growth in the San Joaquin Valley was actually lower at 1.5 percent in 2006 compared to 2.3 percent in 2005. In 2006, 1,400 total wage and salary jobs were created in Madera County, representing a solid growth rate of 3.3 percent. The farm sector, which accounts for 23 percent of total employment, lost 200 jobs, so the non-farm job growth rate was higher at 4.9 percent. The unemployment rate declined from a revised level of 7.7 percent in 2005 to 7.0 percent in 2006.

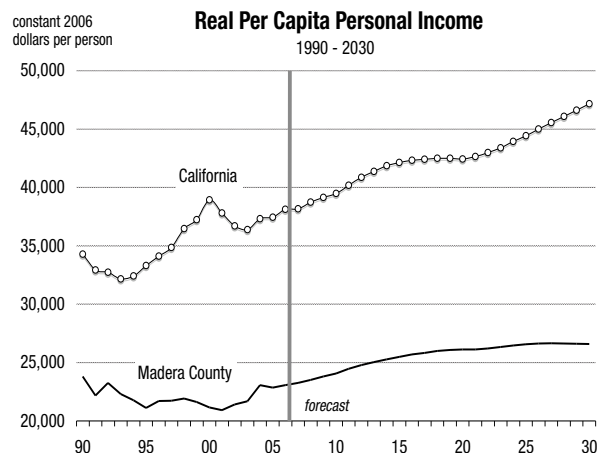
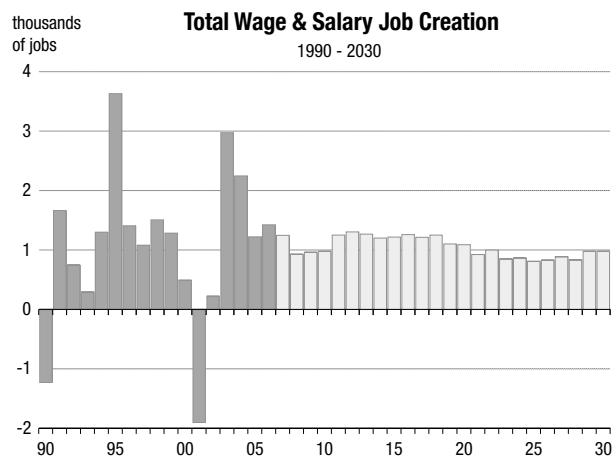
The principal sectors that are producing jobs are healthcare and education, government, retail trade and construction. Employment in the professional services sector accounts for less than six percent of total employment, compared to more than 14 percent at the state level.

From January 2006 to January 2007, Madera was the sixth fastest growing county in California, adding population at a rate of 2.4 percent. The two incorporated cities in the county, Chowchilla and Madera, grew at a rate of 4.0 and 5.5 percent, respectively.

Employment and population are forecast to grow at healthy rates in Madera County over the next several years because inland counties will dominate growth in the state due to the relative affordability and higher production of housing.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to moderate in 2007 to 2.7 percent, while non-farm job growth declines to 2.6 percent. From 2007 to 2011, total wage and salary job growth averages 2.3 percent and non-farm job growth averages 2.5 percent.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the foreseeable future. Real average salaries rise an average of 0.3 percent per year over the next 5 years.
- The population will continue to grow at a rate well above the state average. Annual growth in the 2007 to 2011 period averages 2.3 percent per year.
- Net migration will moderate to approximately 2,100 people in 2007. Over the next five years net migration is expected to average 1,900 net migrants per year.

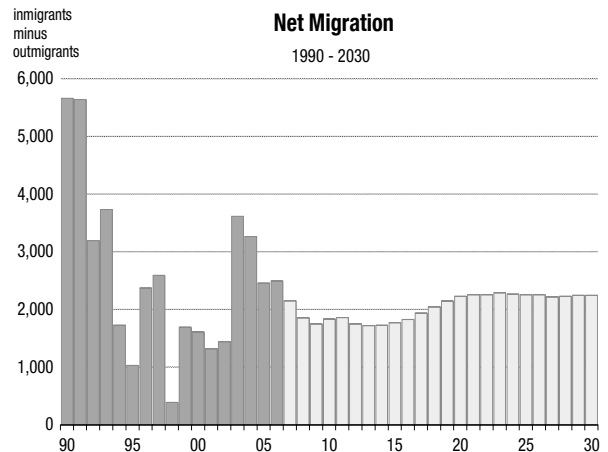
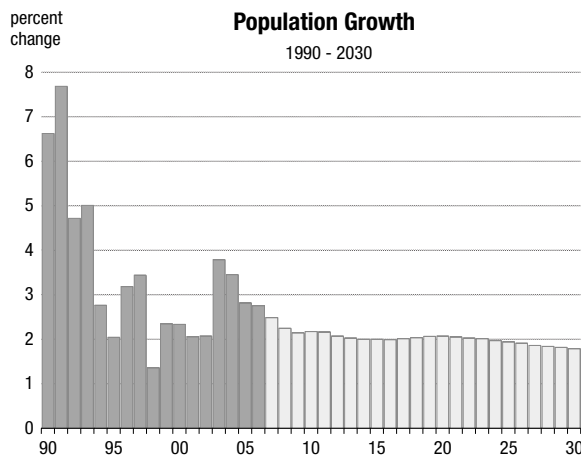


- Between 2007 and 2011, the momentum for employment growth is in professional services, government, farm, and education and healthcare services. These sectors account for 68 percent of all jobs created in the county over the next five years.
- Real per capita incomes are expected to increase 0.9 percent in 2007. Over the next five years real per capita incomes are forecast to increase by 1.2 percent per year.
- Total taxable sales are expected to increase by an average of 9.4 percent over the next five years. Adjusted for inflation, they increase by an average of 6.9 percent per year over the next five years.
- Industrial production is forecast to increase 6.5 percent in 2007. Over the next five years the growth rate will remain high, averaging 5.3 percent per year, due primarily to growth in the transportation and utilities sector.

Madera County Economic Forecast

1997-2006 History, 2007-2030 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	117,300	2,591	86.9	34.9	505	\$0.71	\$1.95	\$21,715	3.4	1,028.5	329.0	13.6
1998	118,900	388	91.8	35.5	633	\$0.78	\$2.06	\$21,901	3.2	803.1	349.4	12.8
1999	121,700	1,694	94.9	35.9	619	\$0.83	\$2.16	\$21,604	4.2	853.2	372.6	11.7
2000	124,545	1,612	98.6	36.2	648	\$0.88	\$2.27	\$21,148	4.5	827.2	374.5	8.9
2001	127,116	1,320	103.2	36.6	793	\$0.86	\$2.41	\$20,909	5.4	719.2	361.8	9.6
2002	129,749	1,444	108.4	37.2	982	\$0.92	\$2.56	\$21,393	1.6	772.3	386.0	10.6
2003	134,669	3,618	110.8	38.1	1,234	\$1.01	\$2.74	\$21,675	1.8	811.1	451.4	10.4
2004	139,322	3,267	120.6	39.1	1,658	\$1.13	\$3.05	\$23,064	1.2	1,127.7	463.2	9.1
2005	143,250	2,457	124.1	40.3	2,379	\$1.31	\$3.17	\$22,843	2.0	1,141.8	459.9	7.7
2006	147,201	2,492	127.5	41.8	1,391	\$1.46	\$3.39	\$23,048	3.3	1,162.6	485.1	7.0
2007	150,867	2,151	131.3	43.6	1,189	\$1.64	\$3.61	\$23,256	2.9	1,081.6	516.8	6.5
2008	154,262	1,859	134.9	44.9	1,107	\$1.80	\$3.81	\$23,501	2.0	961.7	548.3	6.6
2009	157,574	1,752	138.3	46.0	1,078	\$1.96	\$4.02	\$23,804	2.0	976.6	576.1	6.8
2010	161,001	1,836	141.6	47.1	1,089	\$2.12	\$4.25	\$24,057	2.5	985.5	603.7	7.0
2011	164,486	1,860	145.0	48.2	1,088	\$2.29	\$4.52	\$24,456	2.4	967.9	628.5	7.0
2012	167,892	1,753	148.5	49.3	1,070	\$2.47	\$4.78	\$24,771	2.2	995.3	653.9	7.2
2013	171,294	1,723	151.9	50.4	1,057	\$2.66	\$5.04	\$25,022	2.3	1,028.2	681.2	7.4
2014	174,722	1,725	155.2	51.5	1,050	\$2.85	\$5.31	\$25,261	2.3	1,029.7	710.7	7.5
2015	178,216	1,770	158.5	52.5	1,053	\$3.06	\$5.60	\$25,469	2.6	1,045.9	738.7	7.6
2016	181,775	1,827	161.5	53.6	1,060	\$3.27	\$5.92	\$25,681	2.7	1,066.1	764.7	7.7
2017	185,443	1,936	164.1	54.7	1,072	\$3.50	\$6.23	\$25,823	2.7	1,037.8	793.5	7.7
2018	189,229	2,047	166.6	55.8	1,084	\$3.72	\$6.56	\$25,980	2.5	1,089.8	826.5	7.8
2019	193,136	2,147	169.2	56.9	1,094	\$3.95	\$6.89	\$26,079	2.5	1,116.1	858.3	7.8
2020	197,140	2,229	171.8	58.0	1,103	\$4.17	\$7.21	\$26,108	2.5	1,119.8	891.4	7.7
2021	201,197	2,258	174.5	59.1	1,102	\$4.38	\$7.54	\$26,114	2.4	1,086.7	919.3	7.7
2022	205,274	2,258	177.4	60.2	1,100	\$4.60	\$7.92	\$26,209	2.5	1,106.5	939.5	7.6
2023	209,412	2,293	180.5	61.4	1,098	\$4.82	\$8.31	\$26,320	2.5	1,042.4	961.8	7.7
2024	213,550	2,266	183.9	62.5	1,091	\$5.04	\$8.71	\$26,449	2.3	1,024.3	986.0	7.7
2025	217,707	2,259	187.5	63.6	1,089	\$5.27	\$9.14	\$26,569	2.4	972.1	1,007.6	7.7
2026	221,876	2,259	191.3	64.7	1,089	\$5.50	\$9.56	\$26,635	2.4	988.0	1,028.4	7.6
2027	226,017	2,219	195.2	65.8	1,085	\$5.74	\$9.98	\$26,644	2.5	997.9	1,045.4	7.6
2028	230,174	2,230	199.1	66.9	1,082	\$5.99	\$10.43	\$26,621	2.7	1,015.3	1,066.0	7.6
2029	234,359	2,246	203.1	68.0	1,088	\$6.24	\$10.89	\$26,601	2.7	1,086.0	1,088.5	7.6
2030	238,557	2,245	207.1	69.1	1,090	\$6.50	\$11.36	\$26,585	2.6	1,107.4	1,110.0	7.5



Madera County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufac- turing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	35.9	11.27	1.2	2.9	0.7	3.6	0.6	1.7	0.7	3.5	2.2	7.0
1998	37.5	11.87	1.2	2.9	0.8	3.6	0.6	1.9	0.8	3.7	2.4	7.2
1999	38.7	11.99	1.4	3.1	0.7	3.4	0.6	2.0	0.7	4.2	2.6	7.3
2000	39.2	11.90	1.5	2.9	0.6	3.6	0.7	2.2	0.6	4.4	2.5	7.6
2001	37.3	9.40	1.7	3.0	0.8	3.7	0.7	2.3	0.6	4.5	2.5	7.5
2002	37.6	8.68	1.8	3.1	0.8	3.8	0.7	2.2	0.6	4.9	2.4	8.0
2003	40.5	9.01	2.3	3.4	0.8	4.0	0.8	2.3	0.6	5.4	2.4	8.8
2004	42.8	9.46	2.6	3.3	0.8	4.2	0.8	2.7	0.6	5.5	2.5	9.7
2005	44.0	10.49	2.7	3.2	0.8	4.3	0.8	2.3	0.6	5.6	2.5	9.9
2006	45.4	10.28	2.9	3.3	0.9	4.5	0.9	2.5	0.5	5.9	2.7	10.2
2007	46.7	10.61	3.0	3.4	0.9	4.7	0.9	2.6	0.5	6.0	2.8	10.4
2008	47.6	10.69	3.1	3.4	1.0	4.7	0.9	2.6	0.5	6.2	2.9	10.7
2009	48.6	10.85	3.2	3.4	1.1	4.8	0.9	2.7	0.5	6.4	3.0	10.9
2010	49.5	11.03	3.2	3.4	1.1	4.9	0.9	2.9	0.5	6.5	3.1	11.1
2011	50.8	11.12	3.3	3.4	1.2	5.0	0.9	3.1	0.4	6.8	3.1	11.5
2012	52.1	11.25	3.3	3.4	1.2	5.1	1.0	3.3	0.4	7.2	3.2	11.9
2013	53.4	11.43	3.3	3.3	1.3	5.2	1.0	3.5	0.4	7.5	3.2	12.3
2014	54.6	11.57	3.3	3.3	1.4	5.2	1.0	3.6	0.4	7.8	3.2	12.7
2015	55.8	11.73	3.4	3.3	1.4	5.3	1.0	3.8	0.4	8.1	3.2	13.1
2016	57.1	11.90	3.4	3.3	1.5	5.4	1.0	3.9	0.4	8.4	3.2	13.6
2017	58.3	11.96	3.4	3.3	1.5	5.4	1.1	4.0	0.4	8.7	3.3	14.1
2018	59.5	12.10	3.4	3.3	1.6	5.5	1.1	4.1	0.4	9.1	3.3	14.6
2019	60.6	12.25	3.4	3.3	1.7	5.6	1.1	4.2	0.4	9.3	3.3	15.0
2020	61.7	12.38	3.4	3.3	1.7	5.6	1.1	4.2	0.4	9.6	3.3	15.5
2021	62.6	12.41	3.5	3.3	1.8	5.7	1.1	4.3	0.4	9.8	3.3	15.9
2022	63.6	12.50	3.5	3.3	1.8	5.7	1.2	4.4	0.4	10.1	3.3	16.3
2023	64.5	12.47	3.5	3.3	1.9	5.8	1.2	4.5	0.5	10.3	3.3	16.7
2024	65.4	12.50	3.5	3.3	1.9	5.8	1.2	4.6	0.5	10.5	3.3	17.1
2025	66.2	12.48	3.5	3.3	1.9	5.9	1.2	4.7	0.5	10.7	3.3	17.5
2026	67.0	12.50	3.6	3.3	2.0	5.9	1.2	4.7	0.5	10.8	3.3	17.9
2027	67.9	12.54	3.6	3.3	2.0	6.0	1.3	4.8	0.5	11.0	3.3	18.3
2028	68.7	12.57	3.6	3.3	2.1	6.0	1.3	4.9	0.5	11.2	3.3	18.7
2029	69.7	12.72	3.6	3.3	2.1	6.0	1.3	5.0	0.5	11.3	3.4	19.1
2030	70.7	12.86	3.6	3.3	2.1	6.1	1.3	5.1	0.5	11.5	3.4	19.6

